

# Zoning Permit

Permit Number ZP-2025-003040C

LOCATION OF WORK 4889 UMBRIA ST, Philadelphia, PA 19127-1916	PERMIT FEE \$1,492.00	DATE ISSUED 8/8/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS IRMX	

PERMIT HOLDER KERD ASSOCIATES	1420 WALNUT ST SUITE 607 PHILADELPHIA PA 19102
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OWNER CONTACT 1 Kerd Associates c/o Edward M. Paul	4889 Umbria St., Philadelphia, PA 19127
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OWNER CONTACT 2	
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TYPE OF WORK Conditional Zoning Approval
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APPROVED DEVELOPMENT Conditional approval for the following:  For the relocation of lot lines to create one lot (Premises C) from two lots (two deeded parcels know as 4889 Umbria St).  For the erection of a semi-detached structure that includes structured parking for 380 vehicles (including 8 accessible spaces)
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APPROVED USE(S) Residential - Household Living - Multi-Family
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
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## CONDITIONS AND LIMITATIONS:

- Permits, including Zoning Permits **not** involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, **six (6) months from the date of issuance** with the following exceptions:
  - 30-days or 10-days** for Permits related to Unsafe or Imminently Dangerous properties respectively.
  - 3-years** from issuance or date of decision by ZBA for Zoning Permits involving development.
  - 60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
  - Any Permit issued for construction or demolition is valid for no more than **five (5) years**.
- All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.
- The issuance of this CO/permit does not affirm that the subject property is federally compliant with the Americans with Disabilities Act. Owner remains responsible for ensuring property complies with all local, state and federal requirements.

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and 20 EV charging spaces), and 128 bicycle spaces (along an accessible route). Size and location per plans.



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## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

4889 UMBRIA ST, Philadelphia, PA 19127-1916

## ADDITIONAL USE DETAILS

See front side for specific use(s) associated with this permit

Household Living for 384 dwelling units with accessory structured parking.No changes to previously approved uses in the existing structures.

This permit is subject to the following specific conditions.

## CONDITIONS



**Tax Exemption(Abatement):** Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment [www.phila.gov/opa](http://www.phila.gov/opa), 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.



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ZONING DISTRICT: IRMX (INDUSTRIAL RESIDENTIAL MIXED USE)				
FDD: FOURTH DISTRICT OVERLAY - FOURTH DISTRICT AREA				
RCD: RIDGE PARK CIVIC ASSOCIATION // 21ST WARD DEMOCRATIC COMMITTEE				
	REQ'D / ALLOWED	EXISTING	PROPOSED	REFERENCE
LOT AREA (CORNER LOT)	--	171,748 SF	171,748 SF	--
OCCUPIED AREA	171,398 SF (80%)	47,559 SF (27.7%)	131,907 SF (76.8%)	1701-4
OPEN AREA	34,350 SF (20%)	124,189 SF (72.3%)	39,841 SF (23.2%)	1701-4
FRONT YARD DEPTH	0 MIN	--	0	1701-4
SIDE YARD WIDTH	0 MIN	--	0	1701-4
REAR YARD DEPTH	0 MIN	--	0	1701-4
TOTAL GROSS FLOOR AREA	858,740 SF MAX	53,720 SF EXIST (10,742 SF DEMO)	474,397 SF NEW TOTAL NEW+EXIST=537,375 SF	1701-4
MAX BUILDING HEIGHT	72'-0" WITH BONUS	VARIES	64'-3"	1701-4 NOTE 5B
IRMX USE: NON-RES & NON-PARKING REQ'D	28,607 SF REQ'D ON-SITE	53,720 SF EXISTING ON-SITE	42,978 SF PROPOSED (10,742 SF DEMO)	1701-4 NOTE 1B
MIN PARKING SPACES 384 MULTI-FAMILY UNITS	(131/0) = 15 SPACES REQ'D	--	380 SPACES PROPOSED	1701-4 NOTE 1B
MIN ACCESSIBLE PARKING SPACES 2% OF TOTAL	8 ACCESSIBLE, 2 OF WHICH ARE VAN SPACES	--	8 ACCESSIBLE, 2 OF WHICH ARE VAN SPACES	1701-4
MIN BICYCLE SPACES 1 per 3 RES UNITS	128 BIKES REQ'D	--	128 BIKES PROPOSED	1701-4
MIN LOADING SPACES	2 SPACES	--	2 SPACES	1701-4

**14-604. Balconies**

(a) Balconies are permitted in the IRPXV district

(b) Balconies shall be located at least 10 ft above the average ground level. . . etc

(c) Balconies shall not extend more than 4 ft from the building line at the floor level of the building

(f) Balcony guardrails maximum 48in above the floor

**11-603(a) Projections Over the Street – Balconies and Bay Windows**

(a) Balconies and bay windows may be constructed provided that:

1. they do not project more than 3 ft beyond the street line
2. the lower edge is not less than 10 ft above the sidewalk

(b) No balcony or bay window shall:

1. have a greater projection than 15 ft
2. be larger than the room or space to which it is attached

(c) There shall be no more than one balcony or bay window for any 25 ft of frontage, two for 38 ft of frontage, three for 63 feet of frontage and four for 88 feet of frontage, and no balconies upon the same story shall be placed on both sides of a street.

(d) No balcony may be erected except within lines drawn from the intersection of the party lines and street line at an angle of 20deg within the latter.

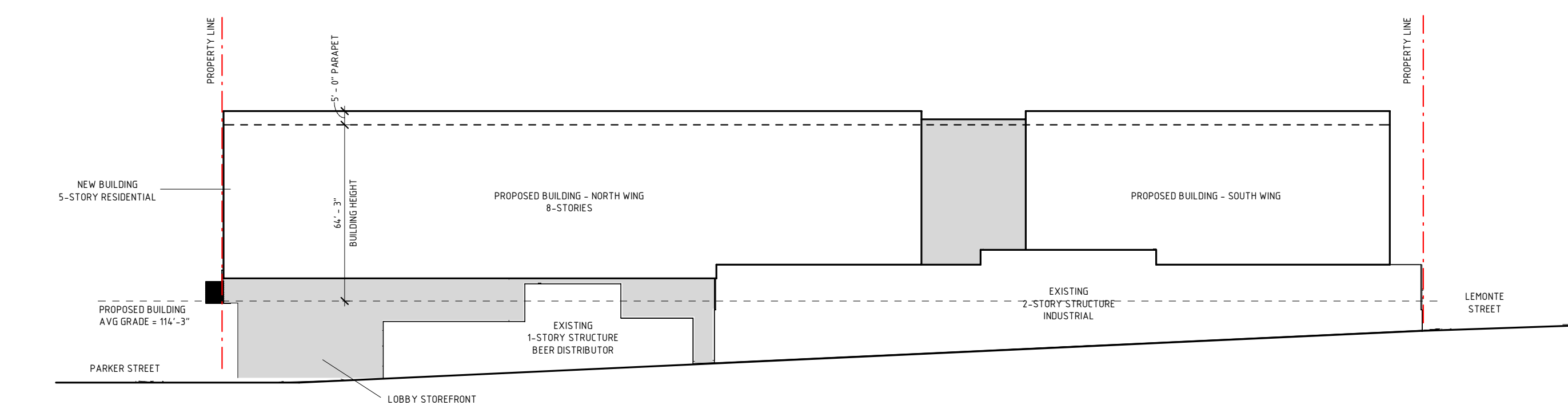
(e) If any part of a building which projects beyond the street line shall be constructed so that it may be removed without causing the building or any part thereof to become structurally unsafe.

**14-106. Measurements and Extensions**

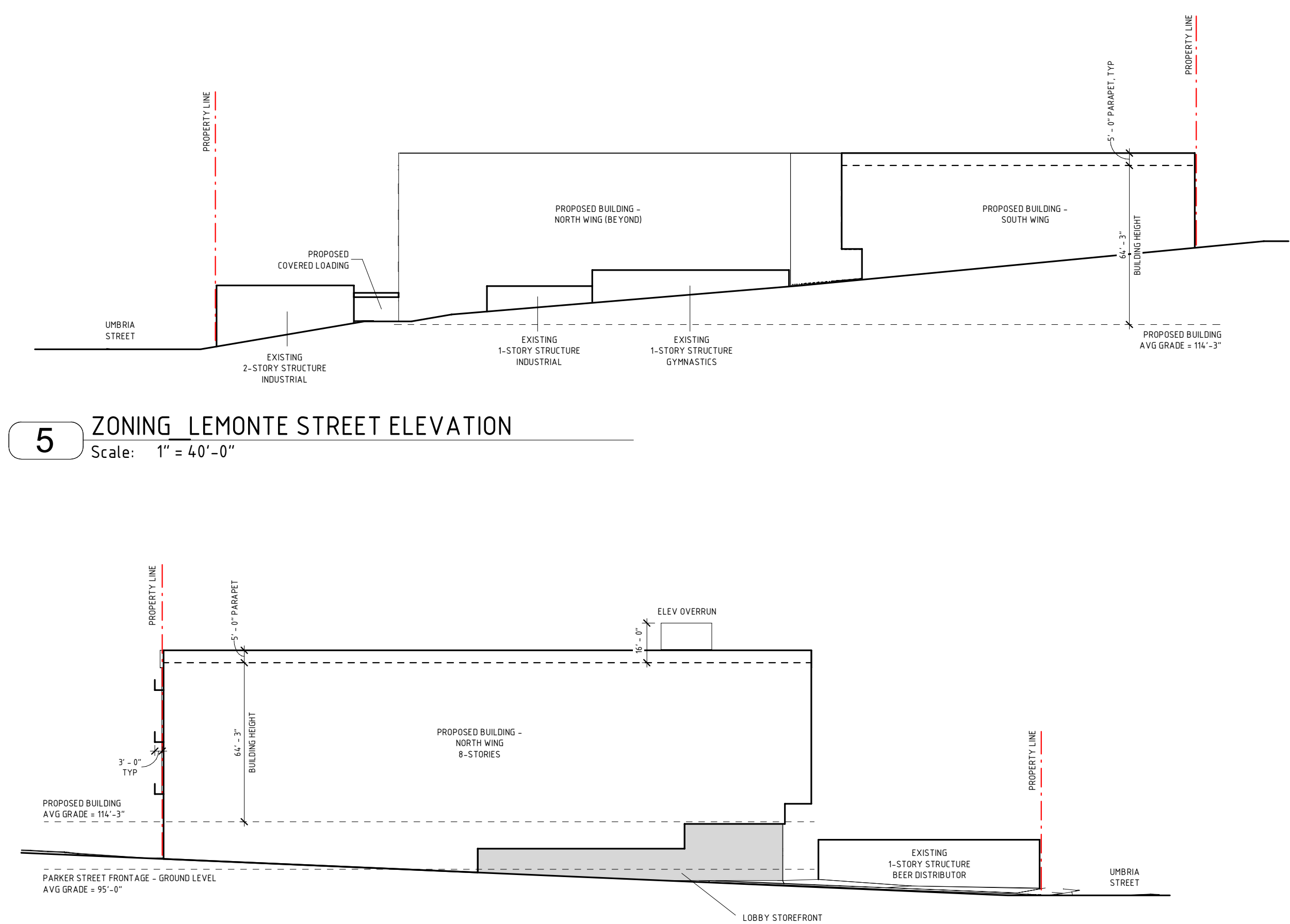
(1) Balustrades and parapets. Balustrades and parapet-walls may extend above the height limits herein prescribed, but not in excess of five feet.

(1) Balustrades and Parapet Walls. Balustrades and parapet-walls may extend above the height limits herein prescribed, but not in excess of five feet.

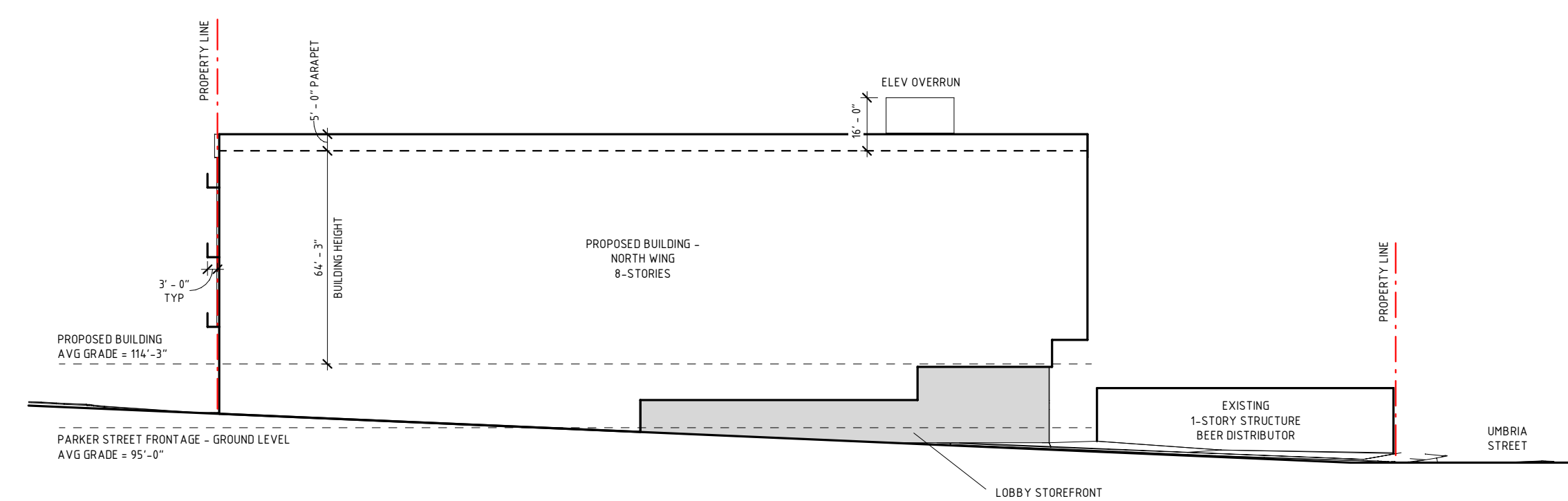
4 Scale: 1" = 40'-0"



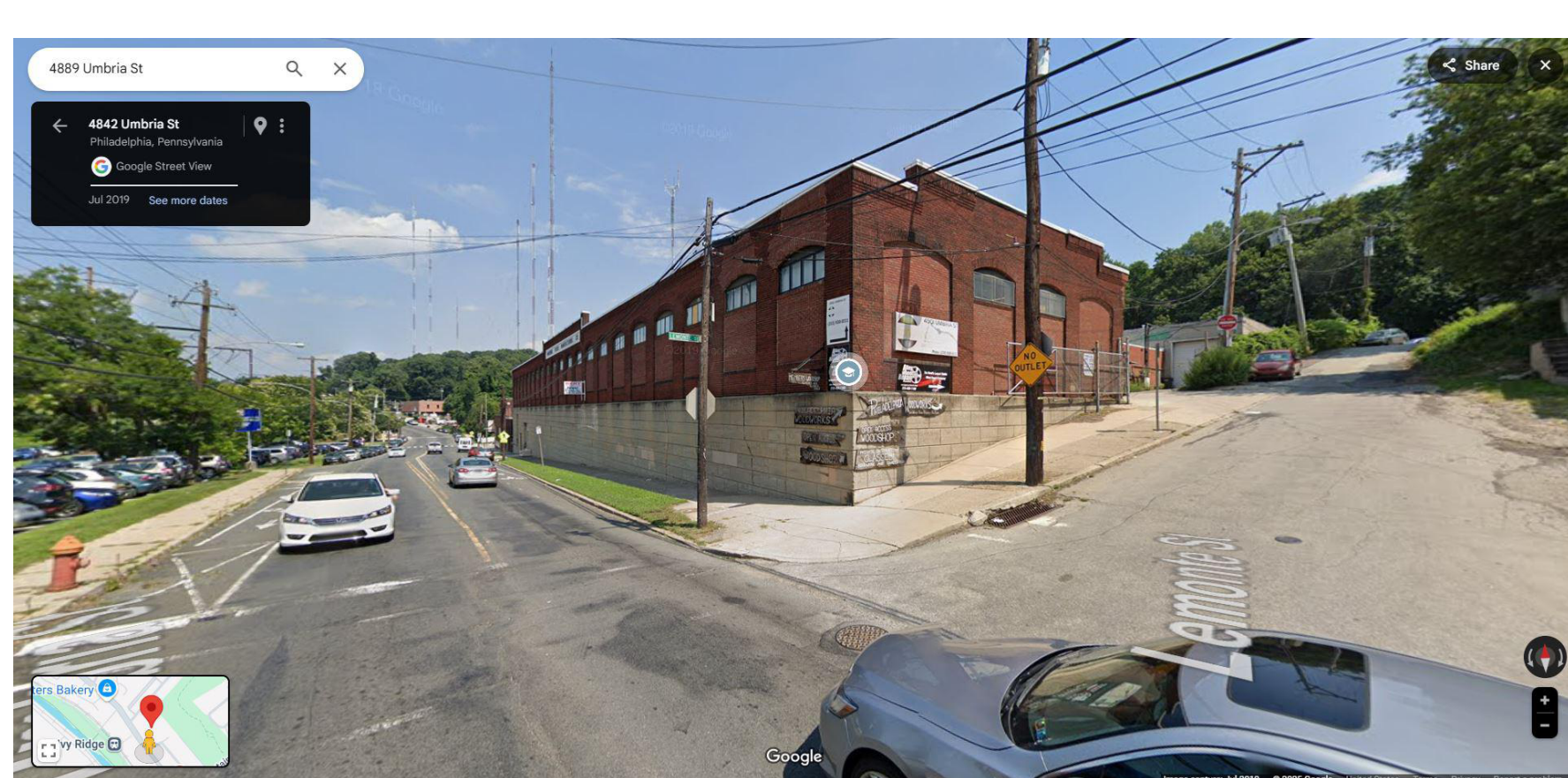
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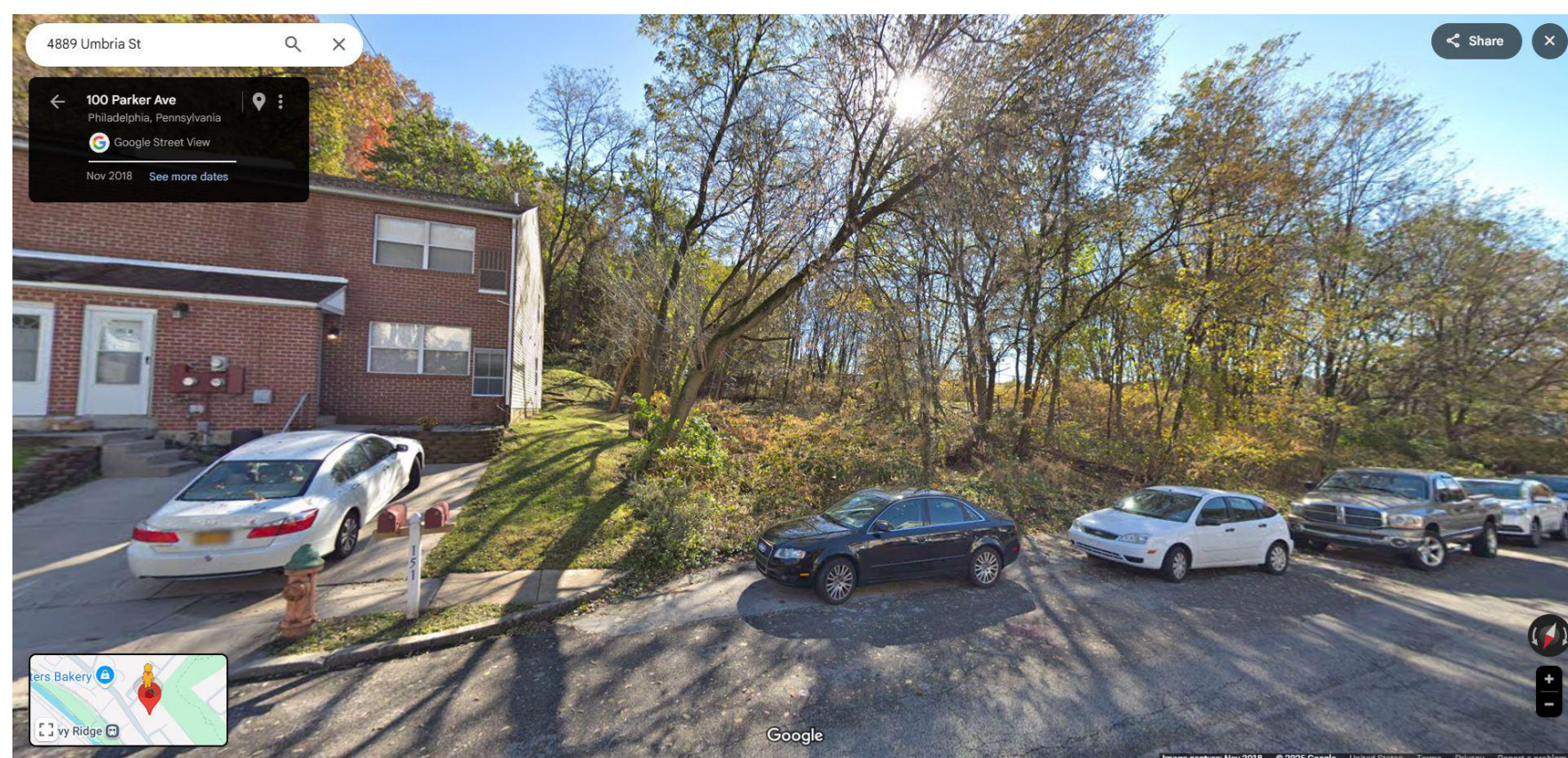
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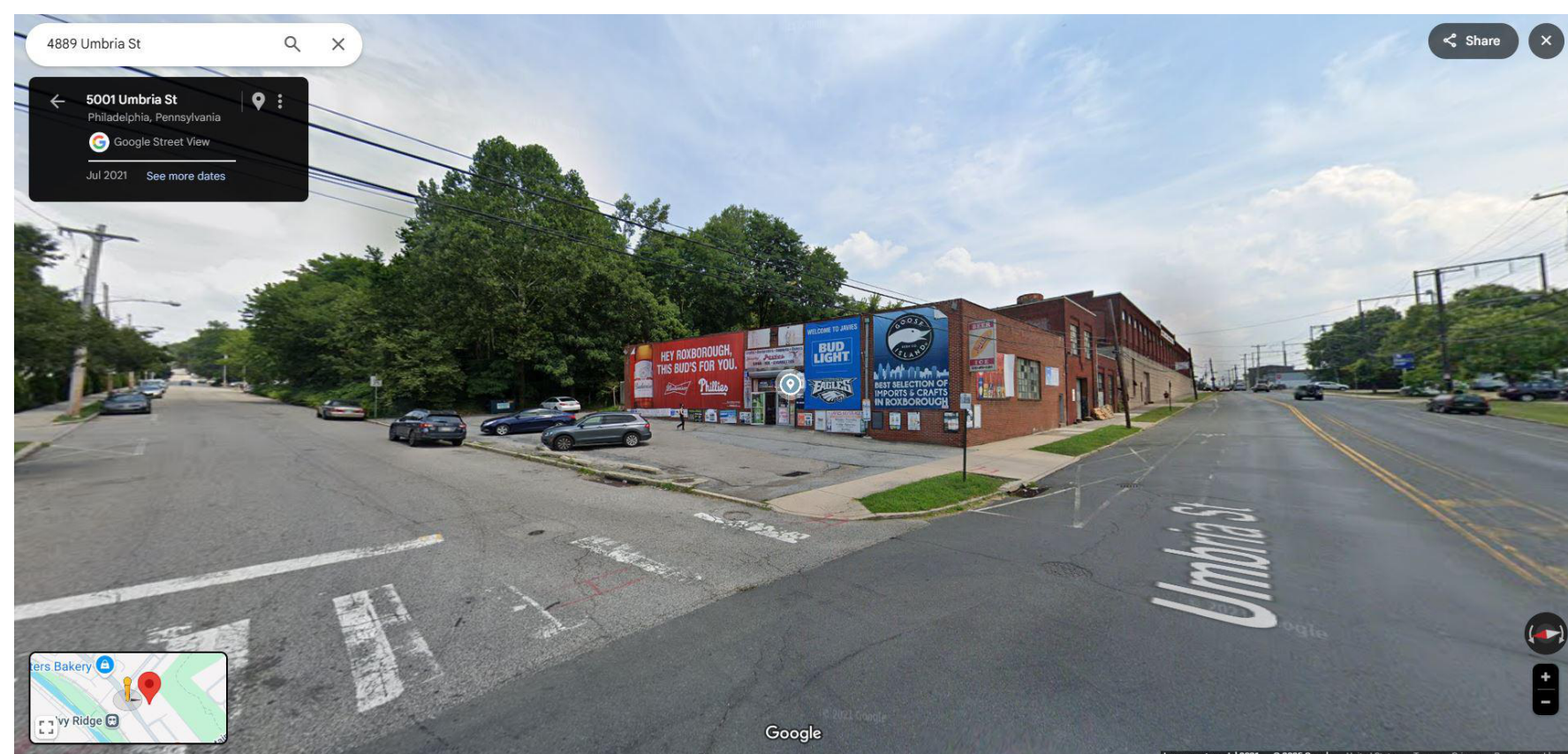
VIEW A // SMICK VIEWED FROM LEMONTE



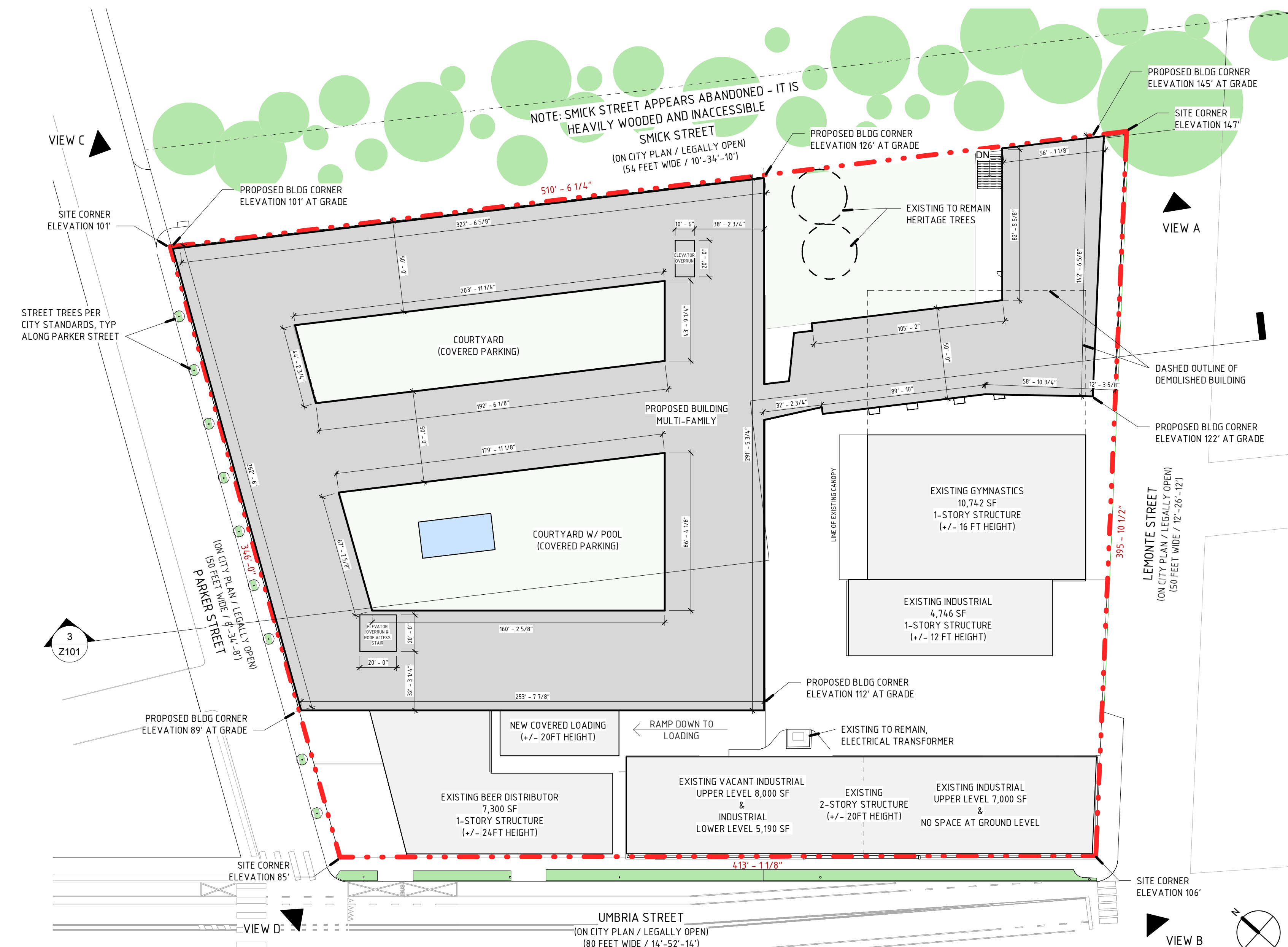
VIEW B // UMBRIA &amp; LEMONTE



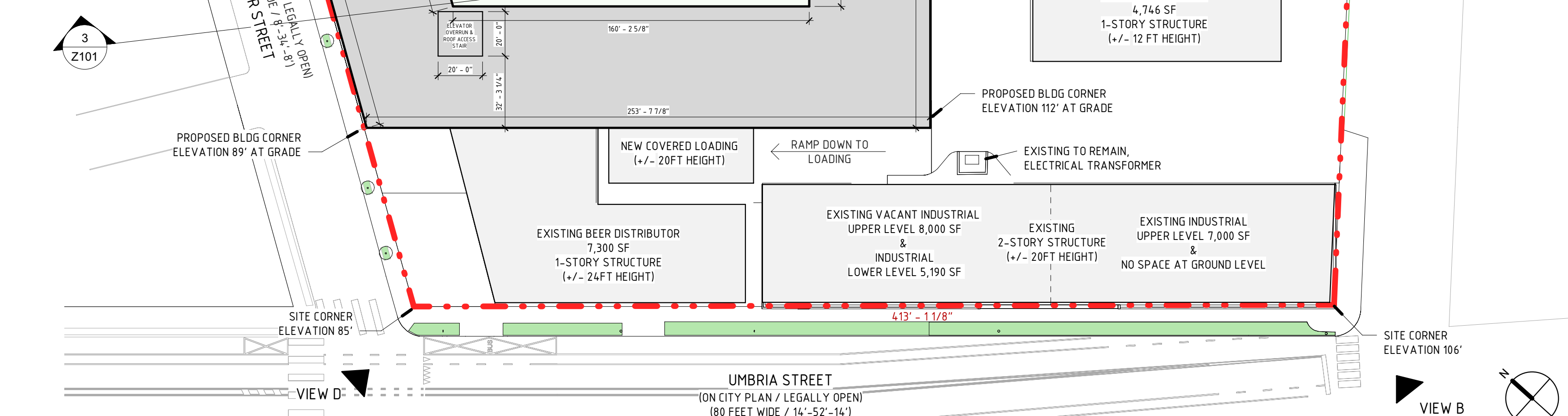
VIEW C // SMICK VIEWED FROM PARKER



VIEW D // PARKER &amp; UMBRIA



Scale: 1" = 40'-0"



4889 UMBRIA  
PHILADELPHIA PA

GMH COMMUNITIES  
10 CAMPUS BLVD  
NEWTOWN SQUARE, PA 19073  
610.355.8000

OOMBRA PROJECT #



REGISTERED ARCHITECT - STATE  
OF PENNSYLVANIA  
ANDREW J. REILLY - #RA407227



OOMBRA ARCHITECTS, LLC  
915 SPRING GARDEN ST, #306  
PHILADELPHIA, PA 19123  
WWW.OOMBRA.COM  
267.741.0007

[illegible]

NOT FOR CONSTRUCTION

## ZONING

SCALE : AS INDICATED

5/28/2025 11:32:42 AM

**DEPARTMENT OF  
LICENSES & INSPECTIONS**

APPROVED  
FOR ZONING ONLY

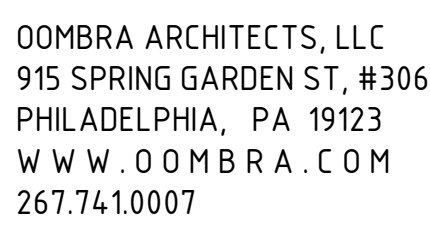
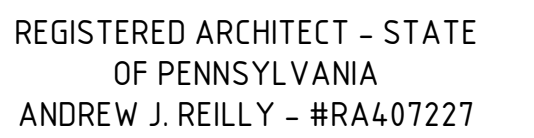
07/25

WITHOUT FIRST BEING APPROVED BY US, WE  
OBTAIN THE APPROVAL OF THE DEPARTMENT OF  
HOUSING & INSPECTIONS.

Approved by L&I: Andrew DiDonato



GMH COMMUNITIES  
10 CAMPUS BLVD  
NEWTOWN SQUARE, PA 19073  
610.355.8000

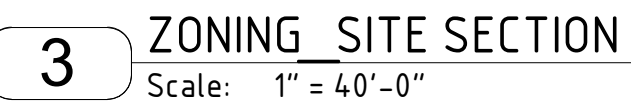


NOT FOR CONSTRUCTION

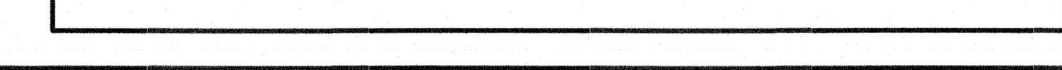
# Z101

SCALE : AS INDICATED

5/28/2025 11:32:49 AM







LEGEND	
	EXISTING BUILDING
	ZONING BOUNDARY LINE
	FENCE LINE
	OVERHEAD ELECTRIC LINE
	OVERHEAD AERIAL LINE
	UNDERGROUND GAS LINE
	UNDERGROUND WATER LINE
	COMBINED SEWER
	LIGHT STANDARD
	SIGN
	UTILITY POLE
	CLEAN OUT
	GAS VALVE
	FIRE HYDRANT
	CITY INLET
	SANITARY MANHOLE
	WATER MANHOLE
	TELECOMMUNICATION MANHOLE